



*Porches, uniform setbacks from the street, small front yards, and houses of similar height are the characteristic features that establish the rhythm of Washington Avenue's streetscape.*

Rehabilitation in the H-2 District should emphasize repair and replacement in kind as well as respect for the architectural character of a building and its surroundings. Successful rehabilitations generally comply with the following guidelines.

#### GUIDELINES FOR PRESERVATION AND REHABILITATION

✓ Maintain original materials and features that characterize a building and make it unique. Architectural materials and features are considered significant if they:

- are original,
- reflect a particular architectural style,
- are examples of quality craftsmanship or design, or
- reflect changes associated with a major event in the history of the building.

✓ Repair deteriorated materials instead of removing or replacing them.

✓ Replace deteriorated materials and features that cannot be repaired with new elements of the same design and material.

#### DEFINITIONS

**Preservation:** Measures taken to retain the existing form, features, and materials of a historic property.

**Rehabilitation:** Making possible a compatible new use for a building through repair, alterations, or additions while preserving portions or features that are important to the building's historic or architectural character.

**Restoration:** Returning the form, features, and character of a historic property to the appearance they had at an earlier time.

**Scale:** The apparent size of a building as it related to the size of a person or another building.



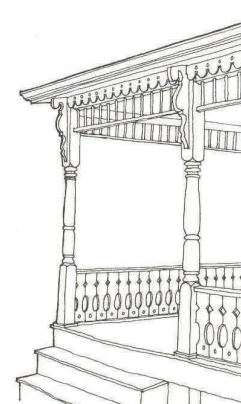
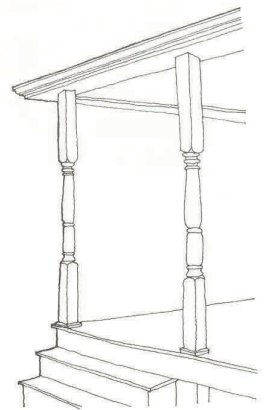
YES

NO

*When replacing a deteriorated feature, replace it in kind, not with a new design.*

✓ Use historical information, photographs and drawings of a missing feature, as well as physical evidence, to reproduce a missing feature. Historical information may be obtained from the Virginia Room of the Main City Public Library, the library at Virginia Polytechnic Institute and State University, the Roanoke Regional Preservation Office of the Virginia Department of Historic Resources, the Roanoke Valley Historical Society, and previous owners.

*Missing features such as porch railings and decorative trim can be reconstructed if their historic appearance is known, as shown lower left, or replaced with a compatible design, as shown lower right.*



✓ Install a new feature that is compatible to similar elements of the building in size, scale, and materials when a significant feature is missing and there is no evidence of its original appearance.

✓ Recognize each building as a product of its own time. Alterations should not try to create an appearance that has no historic basis; nor should a building be altered to look newer or older than it actually is.



*The upper illustration shows an American Foursquare residence before alterations. In the lower illustration, applying Colonial Revival detailing gives the building a non-historical sense of style.*

✓ Encourage similar uses for a building when possible or find a new use that is compatible with and appropriate to the building's architectural and historic character.

✓ Maintain a house's essential residential character when rehabilitating it for commercial use.

✓ Use only recommended cleaning methods for surfaces. Some chemical or physical treatments, such as sandblasting, cause irreparable damage to historic materials.



*Large display windows and signs are inappropriate when converting a residential building to commercial use.*

✓ Ensure that foundation plantings will not overwhelm the building or increase the likelihood of building deterioration as they grow to mature size.



✓ Design new additions so that important architectural features are not destroyed, and the form and character of the original building remain intact.



*This small rear addition respects the form and character of the original building.*

### Visibility from the Street

In the H-2 District, staff or the ARB reviews any changes proposed to the exterior of building that are visible from the public right-of-way, including alleyways. Modifications to rear facades in the H-2 District also require review when owners propose changes that will impact the building's 'skin,' particularly changes to siding, windows and doors.

However, the ARB recognizes that the rears of houses typically were more utilitarian in design and changed more frequently. Therefore, a wider range of appropriate materials and designs are allowed to the rear of properties and areas not readily visible from the street. Owners that propose additions that do not impact the building's original or current skin, e.g. decks and patios, also have greater design flexibility.

### Corner Lots

Often, buildings on corner and 'through' lots have several public vantage points, regardless of the building's orientation to the streets. Due to their exposure, improvements on the rear of buildings located on corner lots, may be treated the same as changes proposed to the front of the building.